LOT 27
IN OR 2051/1009
1997 COUG DW/MH

BLANTON BILLY JUNIOR
95762 KAREN WALK
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

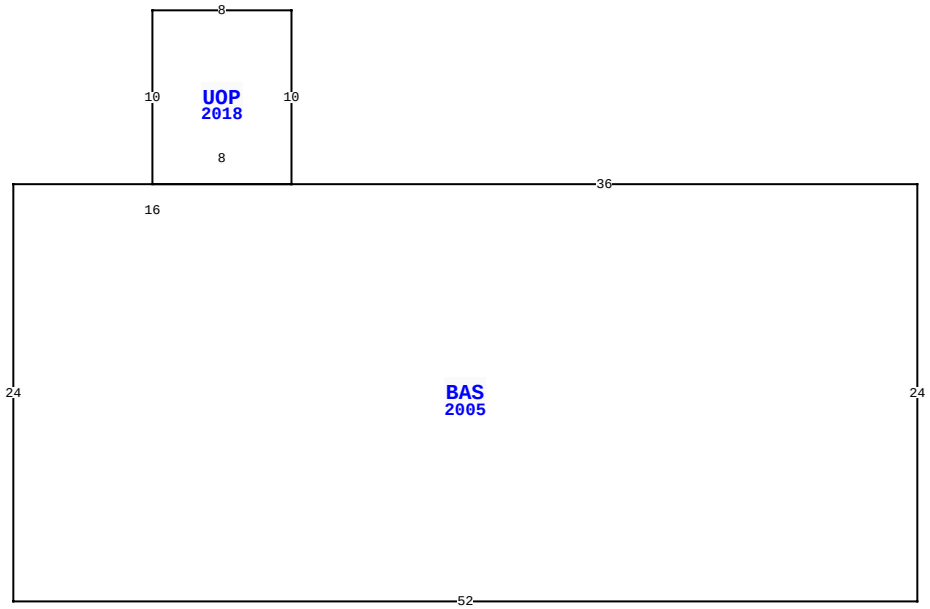
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2005	1,248	58,718
UOP	80	25	2018	20	941
TOTALS	1,328			1,268	59,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,268	125.8000	106.93	135,587	1997	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2017 Heated Area: 1248 HX Base Yr 2017



95762 KAREN WALK, FERNANDINA BEACH

BLD DATE	09/02/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		59,658
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		101,000
TOTAL MARKET VALUE		160,978
SOH/AGL Deduction		91,724
ASSESSED VALUE		69,254
TOTAL EXEMPTION VALUE	HX HB	44,254
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		160,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-109	MH MOVE-ON	21,000	07/01/1993
7710	MH MOVE-ON	8,000	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2051/1009	6/08/2016	AD	U	I	11	100
GRANTOR: GRIFFIS & GRIFFIS FAM						
GRANTEE: BLANTON BILLY JUNIO						
2051/0608	6/08/2016	AD	U	I	40	85,000
GRANTOR: GRIFFIS & GRIFFIS FAM						
GRANTEE: BLANTON BILLY JUNIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W36 UOP=[YR=2018] N 10 W8 S10 E8$ W16 S24 E52 N24 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2010	2010	3	40	320	

LAND DESCRIPTION

TOTAL OB/XF 320

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	100,000.00	100,000.00	101,000							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.01 Total Land Value: 101,000 Market: 0 Agricultural: 0 Common: 101,000 PRINTED 07/30/2025 BY SYS